



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JANUARY 7, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley

COMMISSIONERS ABSENT: Eduardo Carranza and Shawn Connor

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Commissioner Bill Moser recused himself from case number Z190104, due to a conflict of interest.

PUBLIC HEARING AGENDA Item #11- Z190104 - Zoning Change - 401 and 403 College St (City Council District 5). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning change from 2F to CA. Lots 5, 6, and 7, Block J/9, W. H. Thomas' Second Addition, City of Grand Prairie, Dallas County, Texas, zoned 2F, within CBD2. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Juan Torres, United Residential Group.

Ms. Ware the purpose of the zoning change is to rezone the property from Two-Family District to Central Area District. The applicant intends to use the property as an office. 401 College St. has a specific use permit for a Doctor's Office, which was approved by City Council in 1971. The property is zoned 2F and a Doctor's Office is not listed as a permissible use (by right or with a specific use permit). Therefore, expanding to include 403 College St and amending the existing specific use permit to allow offices is not feasible. Rezoning the property to CA will allow uses listed as permissible used under CA in addition to office. Any future building additions or changes may require a replat. New development will require Site Plan approval.

Ms. Ware stated the Development Review Committee recommends approval.

Chairperson Spare noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Michael Salcedo, 110 SW 2nd Street, Grand Prairie, TX was present in support of this request and to answer questions from the commission.

Commissioner Motley asked what type of business would be conducted at this location. Mr. Salcedo stated his business is an Engineering Architectural Firm his current location is behind the Brass Bean on Main Street, but has out grown the building and needs to expand.

Commissioner Coleman stated Mr. Salcedo does a lot of work for the City and he has been in his office, his business would be a good addition to the City.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case Z190104 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Coleman, Fisher, Lopez, Motley, Smith, Spare

Nays: None

Abstain: Moser

Approved: 6-0-1

Motion: **carried.**